BILL GARRETT, Davidson County
Trans:T20150101865 DEEDWARR
Recvd: 12/02/15 09:59 2 pgs
Fees:13.00 Taxes:849.15
20151202-0121373

PREPARED BY (AND RETURN TO):

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58010
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara B. Brady 1909 Demarius Drive Nashville, TN 37216	NEW OWNER

TAX MAP PARCEL NUMBERS: 073050057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary L. Potts, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara B. Brady** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Riverwood Heights, Section Five, of record in Book 2854, page 29, Register's Office for said County.

Said Lot No. 5 fronts 80 feet on the northwesterly margin of Demarius Drive and extends back 208.45 feet on the southwesterly line and 209.7 feet on the northeasterly line to a broken line in the rear, measuring 150.5 feet thereon.

Being the same property conveyed to Mary L. Potts by Warranty Deed from David L. Kite and wife, Judith C. Kite, dated September 24, 1968 and recorded on October 3, 1968, of record in Book 4274, page 466, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2854, page 29, said Register's Office, which Plan shows a 75, foot minimum building setback line from Demarcus Drive, a 30 foot easement for public utility and bridle path purposes along the 30 line of said lot and a 2.5 by 20 foot utility anchor easement located on the southerly front corner of said lot.

This is improved property, known as 1909 Demarius Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2015.

Mary L Potts

Mary L. Potts

State of Tennessee

County of Davidson

On this 30th day of November, 2015, before me the undersigned authority, personally appeared Mary L. Potts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY M. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $229,500.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2015.

Notary

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066